



**23 Cwrt Y Babell, Cwmfellin Fach, Ynysddu, NP11 7NR**  
**Asking Price £199,995**

**\*\* THREE BED SEMI DETACHED IN A QUIET CUL DE SAC LOCATION\*\***

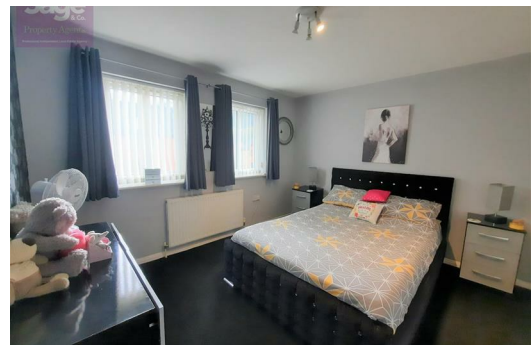
Sage and Co are pleased to offer FOR SALE this THREE BED property set in the popular village of Cwmfellin Fach close to local amenities and a short distance from the SIRHOWY VALLEY WALK.

The property comprises to the ground floor good size living room, kitchen and ground floor WC. To the first floor are THREE BEDROOMS and the family bathroom.

Further benefits include a good size rear and side garden together with OFF ROAD PARKING for TWO VEHICLES to the front.

A viewing of this property is advised.

EPC RATING: TBA  
COUNCIL TAX BAND: C



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## ENTRANCE

Composite front door, double glazed window to side

## ENTRANCE HALLWAY

Stairs to first floor, central heating radiator, laminate flooring, two storage cupboard, doors to;

## GROUND FLOOR WC

Low level WC, wall mounted wash hand basin, double glazed window with obscured glass to side,

## KITCHEN/DINER

11'6" x 12'10" (3.51 x 3.93)

Range of base and wall units, rolled edge work surface, inset stainless steel sink unit with mixer tap over, integrated gas hob and electric oven, wall mounted combi boiler, plumbing for washing machine and dishwasher, space for 'American' style fridge freezer, breakfast bar, central heating radiator, storage cupboard, double glazed window to front,

## LIVING ROOM

18'0" x 14'0" (12'10" min) (5.51 x 4.27 (3.93 min))

Double glazed window to front, double glazed patio doors to rear, two central heating radiators, laminate flooring

## STAIRS TO FIRST FLOOR - LANDING

Loft access, double glazed obscured glass window to side, storage cupboard, doors to;

## BEDROOM ONE

16'0" x 10'10" (4.89 x 3.32)

Two double glazed windows to front, central heating radiator, built in wardrobes

## BEDROOM TWO

13'10" x 8'7" (4.24 x 2.63)

Double glazed window to rear, central heating radiator, built in wardrobes,

## BEDROOM THREE

9'1" x 8'2" (2.79 x 2.49)

Double glazed window to rear, central heating radiator, built in storage cupboard,

## BATHROOM

Panelled bath with mixer tap and shower over, low level WC, pedestal wash hand basin, central heating radiator, double glazed window with obscured glass to the side

## OUTSIDE

FRONT: Off road parking accommodating two vehicles, side pedestrian access

REAR: Good size sloping rear garden leading around to side with gated access to front.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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